



33 Drumduan Park Forres, IV36 1GF



We are delighted to offer this 2 Bedroom Semi-Detached House, located within a desirable residential area of Forres.

The property is located within walking distance of Forres High Street. Forres has a variety of shops, supermarkets, butchers, bakers and services including sports and leisure facilities.

Accommodation comprises an Entrance Vestibule, Lounge/Diner, Kitchen, 2 Bedrooms and a Family Bathroom.

This property benefits further from Gas Central Heating, Single Glazing, Front & Rear Enclosed Garden and Garage.

EPC Rating Band "C"

Viewing is Strongly Recommended.

OFFERS OVER £165,000

Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296

Vestibule - 3'10" (1.16m) x 4'1" (1.23m)

Entrance to the property is through a secure wooden door with obscure glazed panels. Ceiling light fitting to the ceiling. Wood parquet laminate flooring. Small cupboard housing the consumer units. Timber framed door with glass leads to the Lounge.

Lounge/Diner - 12'9" (3.88m) x 18'0" (5.49m)

Open plan lounge with dining area. Large single glazed window to the front aspect curtain pole and hanging curtains. Laminate wood to the floor. Various power points, TV and BT point. Thermostat control for central heating. Single pendant light fitting, two wall mounted light fittings and smoke alarm. Double radiator. A staircase leads to the 1st floor accommodation and has a built-in storage cupboard below. Multi panel glass door to the Kitchen.





Kitchen - 12'9" (3.88m) x 8'3" (2.51m)

Fitted kitchen with a range of wall mounted cupboards and base units finished with a roll top worksurface and ceramic tiling to the walls. Space for a single oven with hob and built-in overhead extractor hood. 1 ½ Sink with chrome mixer tap and drainer. Under counter space for a washing machine and fridge. Single pendant light fitting, smoke alarm and heat detector. Single radiator, various power points and tile effect flooring. Valliant boiler to the corner. Single glazed window to the rear aspect. Door with obscure glass leads to the rear garden.



Staircase and Landing

A wooden open staircase with carpet gripper leading to upper accommodation. The landing has wood laminate flooring. Single pendant light fitting and smoke alarm to the ceiling. Loft access. Built in cupboard providing shelved storage which is commonly utilized as an airing cupboard. Single power point. Doors lead to the bedrooms and bathroom.



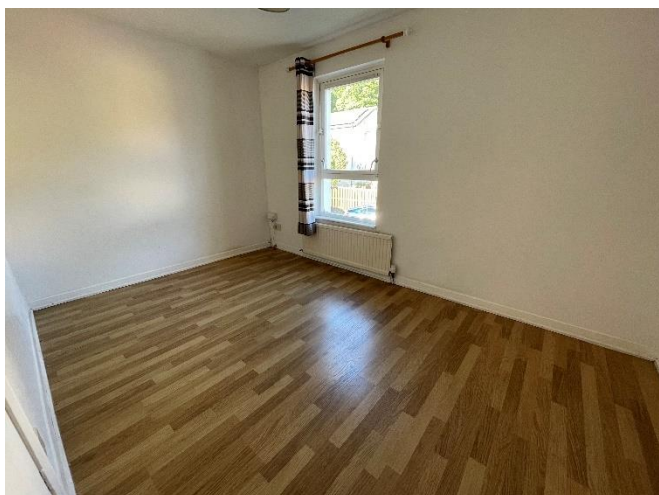
Bedroom 1 - 8'4" (2.54m) x 12'9" (3.88m)

Double bedroom with single glazed window with curtain pole which overlooks the rear aspect. Single pendant light fitting to the ceiling. Laminate wood to the floor. Various power points. BT point. Built-in cupboard offering storage space.



Bedroom 2 - 8'3" (2.51m) x 12'9" (3.88m)

Double bedroom with single glazed window to the front aspect with curtain pole and hanging curtains. Single pendant light fitting to the ceiling. Laminate wood to the floor. Built in wardrobe providing hanging and shelved storage. Single radiator. Various power points. BT point.



Bathroom - 6'1" (1.84m) x 6'3" (1.89m)

Fitted bathroom suite comprising; low level W.C and pedestal wash hand basin with chrome taps. Bath with chrome mixer tap and showering attachment. Full height tile effect wet wall around the bath, sink and toilet. Obscure single glazed window to the side aspect. Ceiling light fitting, extractor fan, double radiator and vinyl flooring.





Front & Rear Garden

The Front Garden is of easy maintenance, laid to lawn with a small boundary hedge to one side and two established trees. A timber fence encloses the rear garden with a gate access. A paved pathway leads to the front access and to the rear garden. The enclosed rear garden has an area to paved patio located outside the kitchen. A dyke wall retains the lawn and a part fence and hedge boundary around the perimeter for privacy. Rotary dryer to the side. Outside tap. Stepped pathway leads to the service door of the garage.



Driveway & Garage

The driveway provides off road car parking for one vehicle and access to the single garage. Up and over door to the front with secure service door on the side. Concrete floor and breeze block walls. Power and strip light fitting.



Note 1 - Floor coverings and light fittings are included in the sale.

Council Tax Band Currently C

Important Notice These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice. All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. All measurements are approximate.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest - A Note of Interest should be put forward to the Agency at the earliest opportunity. A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars Further particulars may be obtained from the selling agents with whom offers should be lodged.

Offers All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION We are pleased to offer a free and without obligation, valuation of your own property.

Please call 01309 696296 for an appointment
